



Manor Mills, Leeds, LS11 9BT, £795 PCM

High quality studio apartment situated just ten minutes walk from Leeds train station. The accommodation comprises: Open plan living area incorporating fitted Kitchen with oven, hob and washer dryer, Bedroom area with double bed, fitted wardrobes. Separate fully tiled shower room. The property also benefits from a walk on balcony. High quality furnishings. Excellent finish throughout. Deposit £915. EPC Rating C. Council Tax Band A.



1



1



A

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- Furnished
- Spacious studio
- Fully tiled shower room
- Fitted Kitchen
- Washing Machine

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

